



92 Sudell Road, Darwen

£475 pcm

A second-floor bedsit conveniently situated close to the town centre and local amenities. The property has undergone an improvement programme and in our opinion offers immaculate accommodation throughout! Briefly comprises; Lounge/bedroom, new fitted kitchen and a new three-piece shower room. New neutral décor and new complimenting flooring along with the added benefits of PVC double-glazed windows and gas central heating. 12 MONTH CONTRACT ONLY

LOCATION

From Darwen town centre leave on Bolton road, turn left in Hardman Way and proceed in to Sudell Road the property is on the level on the right hand side.



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ACCOMMODATION

BEDROOM/RECEPTION ROOM

13' 8" x 10' 9" (4.17m x 3.28m) PVC double glazed window, two radiators

NEW FITTED KITCHEN

9' 2" x 6' 9" (2.79m x 2.06m) Wall and floor units including drawers, four plate electric hob, built in under oven, stainless steel single drainer sink unit, wall mounted gas fired central heating boiler, velux roof window, plumbed for automatic washing machine, space for tumble dryer, space for fridge/freezer, tiled splashbacks, radiator

NEW THREE-PIECE SHOWER ROOM

Walk in shower and shower attachment, W/C, tiled splashbacks, fitted shelving, chrome heated towel rail, Velux double-glazed window



PLEASE NOTE

This property is offered on a 12-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will be occupying the property.



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